



LOGAN & LOGAN
ALEX LOGAN
746-4595

60 James Street

THE BUILDING will include approximately 7,200 square feet of retail and 15,000 square feet of office space in the central core of downtown Parry Sound. Access to the office portion of the building will be available both via an entrance lobby and elevator on James Street to the east and a secondary entrance from Gibson Street to the west. Given that Gibson Street is higher in elevation than James Street, the west entrance will enter directly at the second level from an elevated sidewalk. A surface parking lot accessed from Gibson Street will provide parking for 17 cars. Given the building's adjacency to a municipal parking lot to the north, Gibson Street to the west, and James Street to the east, extensive windows will be installed on these building faces to provide a high degree of natural light relative to most typical downtown office environments. Internally the building has been planned with a common corridor running east to west on the south side of the building permitting each of the two office floors to be partitioned into a series of smaller office suites. Separate washroom facilities will be included on each floor.

Architectural Design

The architectural configuration of the building has been conceived within the urban context of downtown Parry Sound. A combination of red brick and acid-etched precast concrete accent banding is intended to recall the tradition of the handsome historic masonry buildings of the town. A partial fourth floor on the James Street frontage of the building has been planned to recognize the typical downtown building which often incorporated a higher cornice line on the street to signify the status of James Street as the major commercial street within the downtown core. A clear separation of the office and retail entrances to the building at the street level has been established through the articulation of materials and setbacks. The office entry door will be framed with pre-cast concrete panels that will replicate the sandstone detailing found on many of the historic buildings of the town. The retail storefront will be detailed utilizing extensive floor to ceiling glass and capped with a precast concrete cornice band.

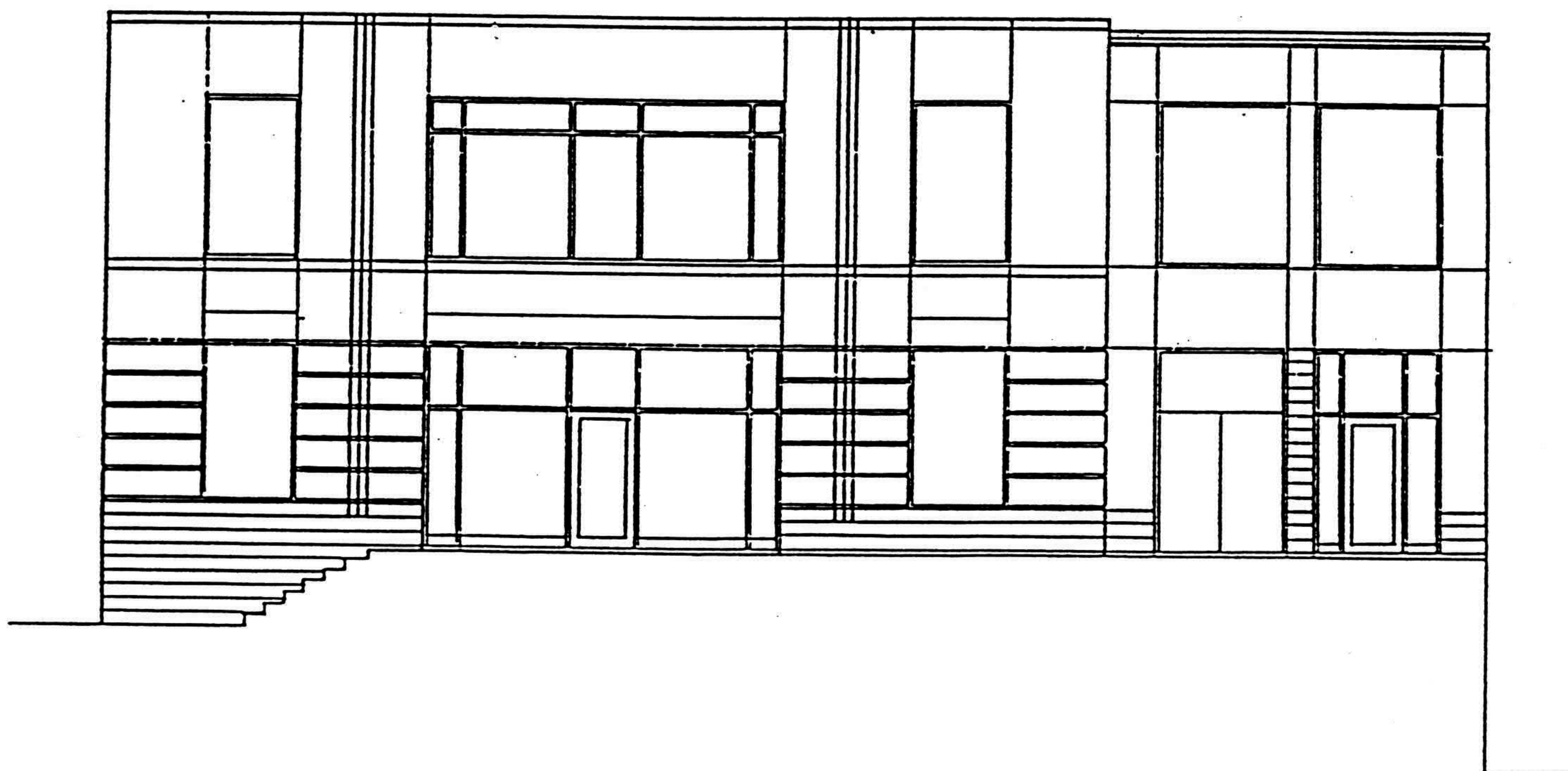
Mechanical System

The mechanical system has been planned utilizing separate propane-fired heating and variable-volume air conditioning. The system will permit complete individual heating and cooling control within each suite. For example, on some periods of the year, usually in late fall or early spring one portion of a building may require heating while the other air-conditioning. It is also typical that between suites within a building individual tenants often have somewhat different perceptions regarding comfortable temperature levels. The mechanical system will permit the flexibility and control to recognize these issues.

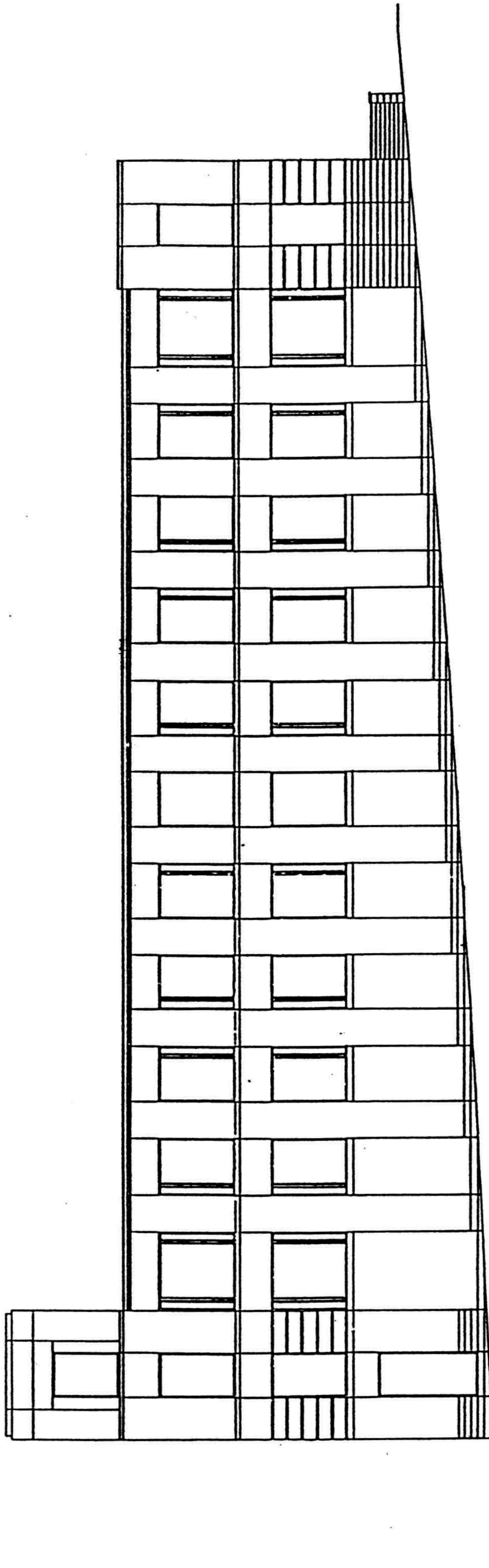
Peter Clewes, Architect
Wallman Clewes Bergman Architects Limited



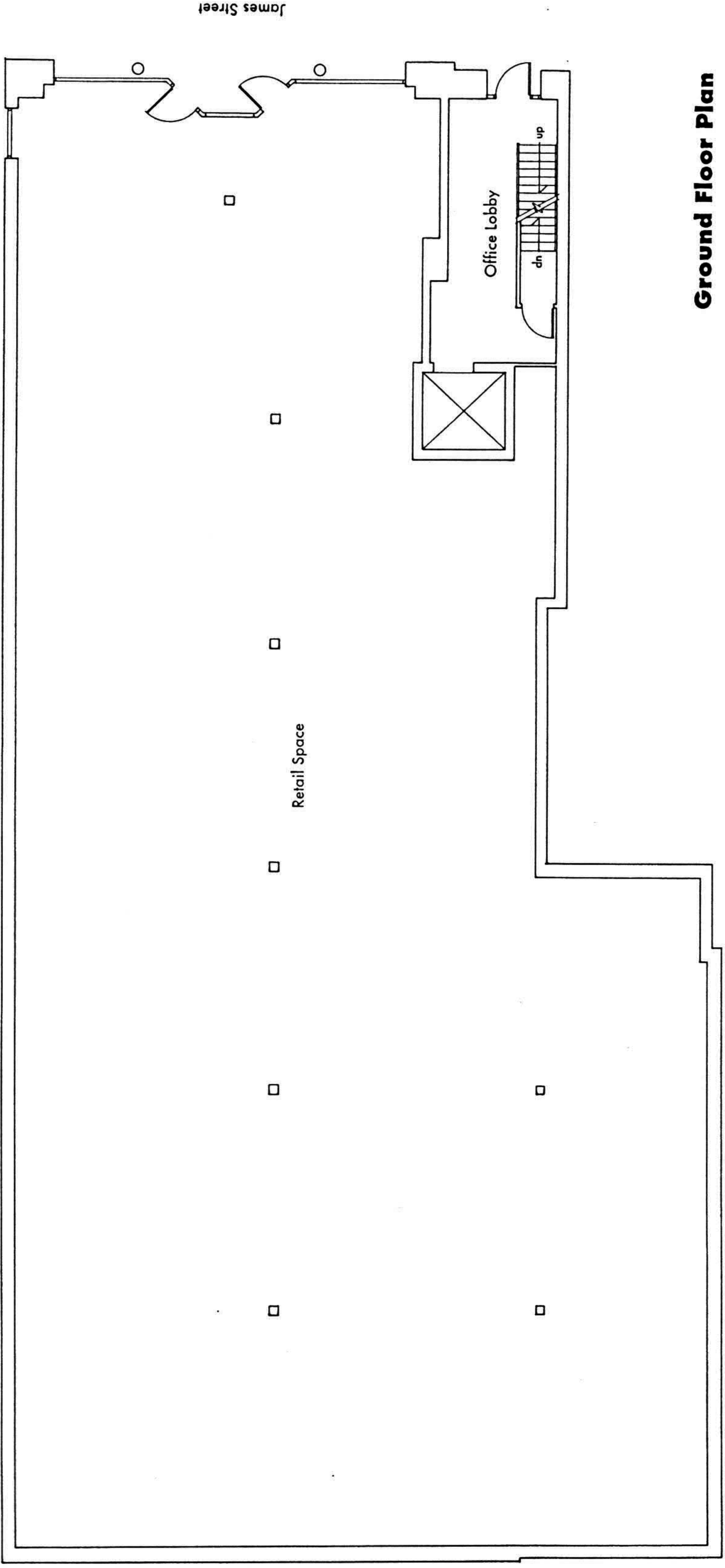
JAMES STREET



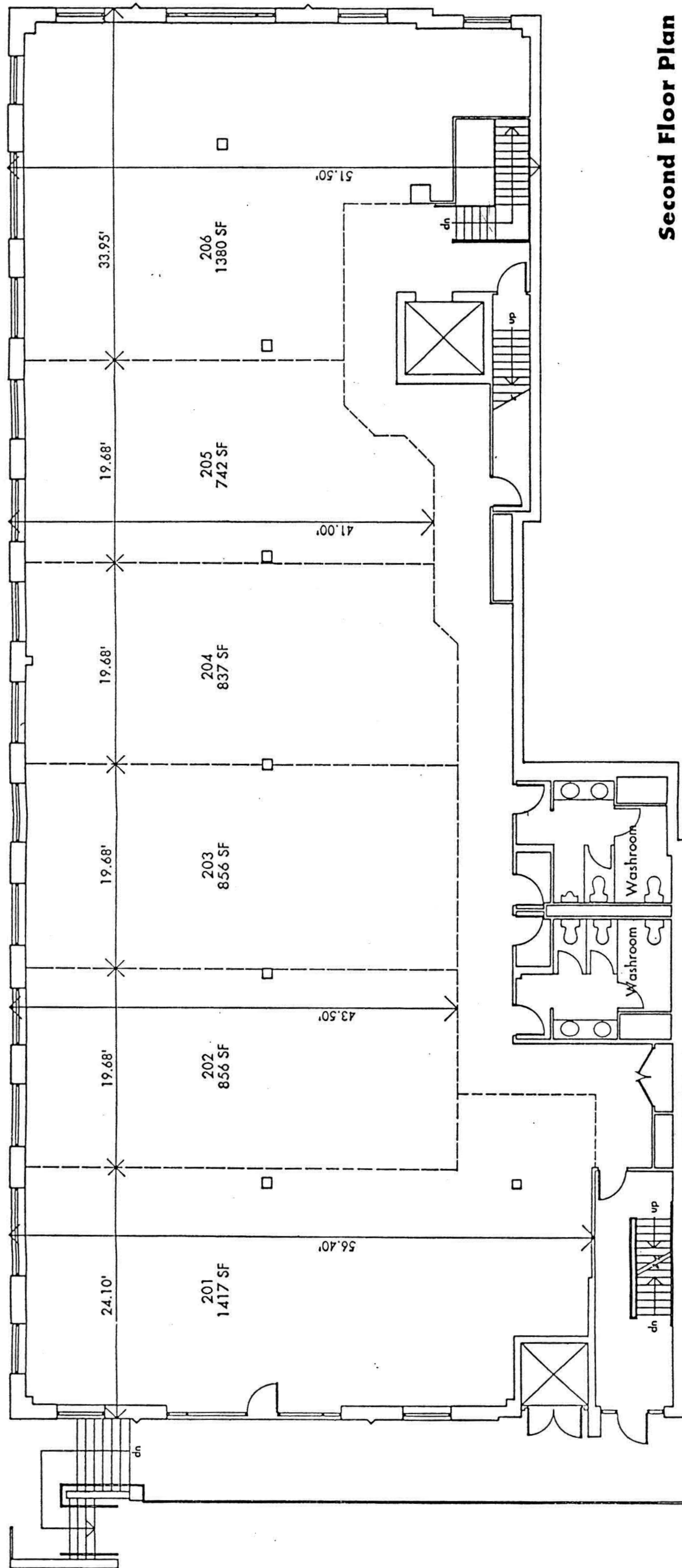
GIBSON STREET



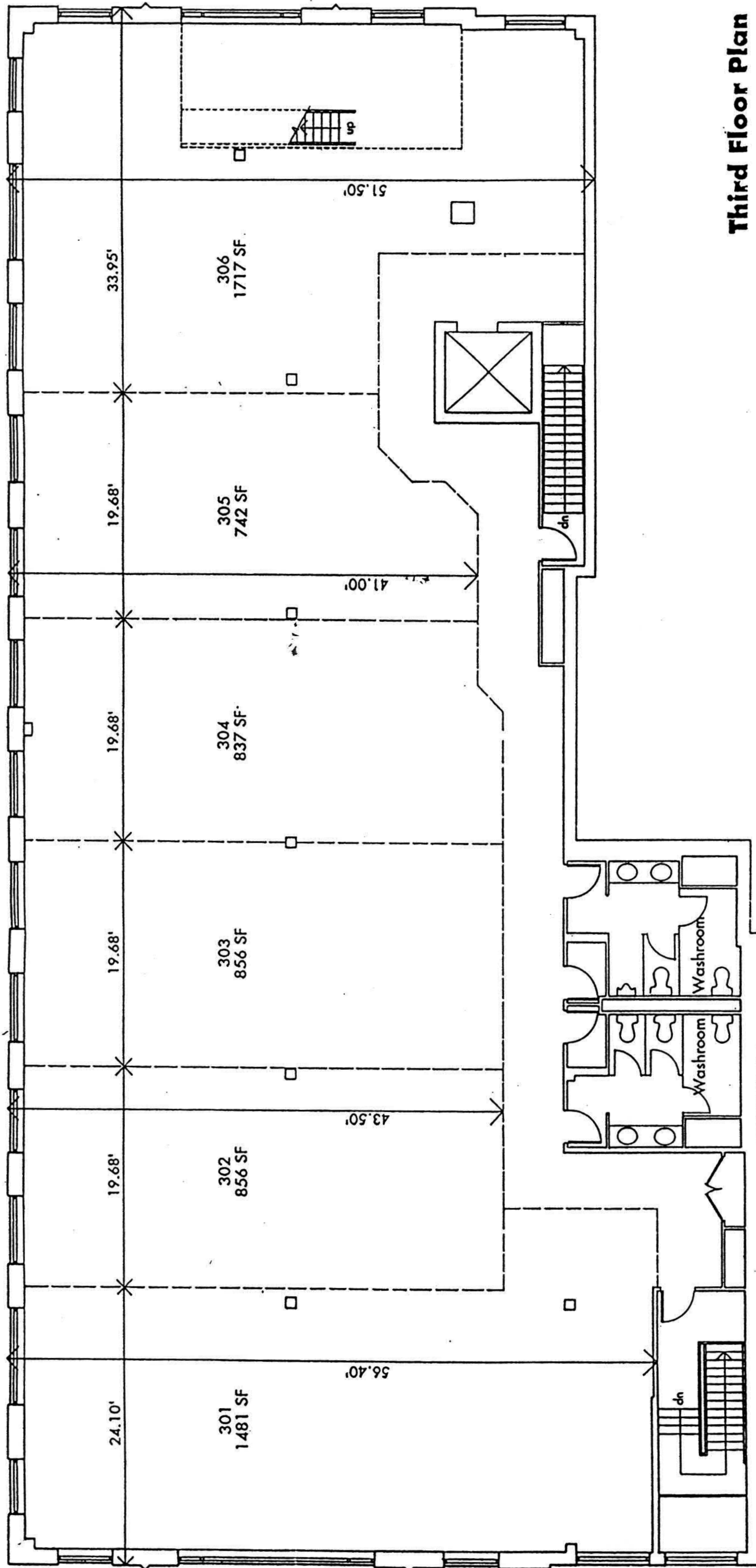
NORTH ELEVATION



Ground Floor Plan



Second Floor Plan



Third Floor Plan

James Street